

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
OCTOBER 14, 2002
7:00 P.M.

Mayor Nancy R. May called the meeting to order and gave invocation.

ATTENDANCE

Members present: Mayor Nancy R. May, Commissioner Max G. Cotten, Chris Walker, Burnice Griffin, Jr., Clinton E. Bryan, Jr., and Gene T. Brooks.

Others present: Acting Manager Bill Sutton, Clerk Alice F. Lloyd and Attorney Paul S. Messick, Jr.

DISPOSITION OF MINUTES

Motion made by Commissioner Bryan seconded by Commissioner Walker to approve the minutes of the September 23, 2002 meeting.

Vote Aye-5 Nay-0

SCHEDULING PUBLIC HEARINGS

Motion made by Commissioner Brooks seconded by Commissioner Bryan to set a public hearing for October 28, 2002 for a Public Hearing on proposed Zoning Ordinance Amendments to add: "Mixed Use Planned Development District."

Vote Aye-5 Nay-0

Motion made by Commissioner Brooks seconded by Commissioner Bryan to set a public hearing on October 28, 2002 on the Powell Place Master Plan Proposal for a Mixed Use Development.

Vote Aye-5 Nay-0

PURCHASE OF EQUIPMENT

Motion made by Commissioner Brooks seconded by Commissioner Cotten to approve the request for the purchase of replacement units for the heating and air conditioning units in the office of the Wastewater Treatment Plant. The excess left from Mr. Jenkins' budgeted salary could fund this \$3,500 expenditure.

Vote Aye-5 Nay-0

CITIZENS MATTERS

NONE

REZONING REQUEST – BRIAN ELLIOTT

Request from Brian R. Elliott to rezone 0.7 acres of his property (Pittsboro Seafood) at 1742 US 64 East Business within the extraterritorial jurisdiction from RA to C-2 Highway Commercial. The property is presently under a "Grandfather" clause for a non-conforming use. The Planning Board met on this request on October 7, 2002 and recommended disapproval.

Motion made by Commissioner Brooks to approve the requested zoning change to C-2, seconded by Commissioner Walker for discussion.

Commissioner Walker had a question about if the Board voted to pass this to C-2 would the property be in violation of the impervious surface requirements?

Commissioner Cotten stated he has concerns about the broadness of C-2 and can not support it for that reason.

Vote Aye-3 Brooks, Walker, Griffin
 Nay-2 Bryan, Cotten

SIDEWALK BIDS PHASE I

The bids have been received for Phase I of the Sidewalk Construction, the lowest bidder was Sandhills Contractors, Inc. for \$140,957.44.

Motion made by Commissioner Cotten seconded by Commissioner Walker to award Phase I Sidewalk Construction to Sandhills Contractors, Inc. pending approval by NCDOT.

Vote Aye-5 Nay-0

A COPY OF THE BID TABULATION IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

MORATORIUM

Motion made by Commissioner Brooks seconded by Commissioner Cotten to excuse Commissioner Walker from the meeting.

Vote Aye-4 Nay-0

Mr. Jay Johnston with Hydrostructures, PA was present to make a presentation to the Board of his findings regarding the Wastewater System Paper Flow.

A COPY OF THE LETTER IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

Motion made by Commissioner Cotten seconded by Commissioner Griffin to lift the moratorium on residential construction.

Vote Aye-4 Nay-0

ABC APPOINTMENT

Motion made by Commissioner Bryan seconded by Commissioner Brooks to table the appointment of a new member to the ABC Board until the next meeting.

Vote Aye-4 Nay-0

PERSONNEL POLICY

Mayor May stated that Commissioner Walker had several questions regarding the proposed policy and would like for the board to table this matter.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to table this until the next meeting.

Commissioner Brooks stated he has concerns about the impact of implementing the salary increase.

Vote Aye-4 Nay-0

WATER AGREEMENT – CHATHAM PARTNERS, LLC

The Town has received a request from Chatham Partners LLC for a new Water Service Agreement to replace the existing one. The new agreement would be for approximately 600,000 GPD whereas the existing agreement is for a maximum of 400,000 GPD. Also included is a \$500,000 advance payment on the access fees by December 31, 2002.

Motion made by Commissioner Cotten seconded by Commissioner Griffin to approve the water agreement with Chatham Partners, LLC.

Vote Aye-4 Nay-0

WATER SERVICE AGREEMENT WITH CHATHAM PARTNERS LLC IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

POWELL PLACE PROPOSAL

May Nancy May introduced Mr. Scott Murray who made a brief presentation on the proposed project.

STREET PAVING

Acting Manager Bill Sutton presented the Board with a Powell Bill fund balance report and asked for guidance in choosing how the remaining funds are to be spent.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to pave the portion of Small Street (Frank Kirby lives on), because he has been promised for years that it would be paved.

Vote Aye-4 Nay-0

COMMISSIONER CONCERNS

Commissioner Brooks asked if the street by the Episcopal Church has been patched yet. Acting Manager Sutton stated it has been repaired.

Motion made by Commissioner Cotten seconded by Commissioner Bryan to adjourn.

Vote Aye-4 Nay-0

Mayor

ATTEST:

Clerk